

NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED AS LOUDOUN COUNTY TAX ASSESSMENT PARCEL PIN 191-16-9866 AND IS ZONED JLMA-20, AI, QNOD, AND FOD PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. DEWBERRY HAS NOT BEEN PROVIDED A CURRENT TITLE REPORT AND THUS CANNOT STATE AS TO THE EXISTENCE OF ANY COVENANTS OR RESTRICTIONS.
4. APPROVAL OF THIS PLAT IN NO WAY RELIEVES THE OWNERS, DEVELOPERS, OR THEIR AGENTS OF ANY RESPONSIBILITIES REQUIRED BY THE COUNTY.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO CONDITIONS CONTAINED WITHIN SECTION 4-1500 (FLOODPLAIN OVERLAY DISTRICT), SECTION 5-1000 (SCENIC CREEK VALLEY BUFFER), SECTION 4-1400 (AIRPORT IMPACT OVERLAY DISTRICT), AND SECTION 4-1800 (QUARRY NOTIFICATION OVERLAY DISTRICT), OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
6. PORTIONS OF THE PROPERTY FALL WITHIN MAJOR & MINOR FLOODPLAIN AS IDENTIFIED ON THE LOUDOUN COUNTY FLOODPLAIN MAP. ANY USE OR ACTIVITY IN THE FLOODPLAIN OVERLAY DISTRICT, INCLUDING THE INSTALLATION OF PRIVATE DRIVES, REQUIRES A ZONING PERMIT IN ACCORDANCE WITH PROCEDURES SET FORTH IN THE ZONING ORDINANCE. THE EXTENT OF A FLOOD-PLAIN OVERLAY DISTRICT IS DYNAMIC IN NATURE AND IS A FUNCTION OF LAND USE; THEREFORE, THE BOUNDARY OF A FLOODPLAIN OVERLAY DISTRICT IS SUBJECT TO CHANGE WITH CHANGING LAND USE.
7. PORTIONS OF THE PROPERTY LIE WITHIN THE Ldn 60 1-MILE BUFFER, AND Ldn 60 AIRPORT IMPACT ZONES ASSOCIATED WITH LEESBURG MUNICIPAL AIRPORT. THE STANDARDS OF SECTION 4-1400 (AIRPORT IMPACT OVERLAY DISTRICT) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE SHALL APPLY TO THIS PROPERTY. A FULL WRITTEN DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL PROSPECTIVE PURCHASERS IN ACCORDANCE WITH SECTION 4-1404(A)(1) & (B)(1) OF THE LOUDOUN COUNTY ZONING ORDINANCE. A DISCLOSURE STATEMENT WILL BE PLACED ON ALL SITE PLANS AND DEEDS, AND ACOUSTICAL TREATMENT MAY BE INCORPORATED INTO DWELLING UNITS WITHIN THE AREA BETWEEN THE Ldn 60-65 CONTOURS AS IS NECESSARY TO MEET THE REQUIREMENTS OF SECTION 4-4104(B)(2).
8. PORTIONS OF THE PROPERTY CONTAIN STEEP SLOPES. LOCATION OF ALL CLEARANCE FOR LAND DISTURBING ACTIVITIES WITHIN STEEP SLOPE AREAS SHALL BE REQUIRED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 5-1808 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
9. THE PROPERTY LINES DEPICTED HEREON ARE PER INSTRUMENTS OF RECORD AND DO NOT REFLECT A FIELD RUN BOUNDARY SURVEY PERFORMED BY DEWBERRY. THE REFERENCE TO VIRGINIA STATE GRID NORTH IS PER A FIELD RUN GPS SURVEY PERFORMED BY DEWBERRY IN WHICH THE PROPERTY LINES OF RECORD WERE ROTATED TO FOUND MONUMENTATION WHICH WERE COMPUTED, AND SUBSEQUENTLY PLACED, ON VIRGINIA STATE GRID NORTH ~ NAD 83.
10. THE SUBJECT PROPERTY IS SUBJECT TO CONDITIONS CONTAINED WITHIN THE FOLLOWING PREVIOUSLY APPROVED APPLICATIONS: BLAD 2002-0006 (APPROVED OCTOBER 1, 2002), SPAM 2010-0023 (APPROVED AUGUST 10, 2010), SPEX 2003-0022 (APPROVED DECEMBER 21, 2004), SPEX 2008-0002 (APPROVED SEPTEMBER 8, 2008), STPL 2004-0099 (APPROVED JANUARY 6, 2009), SBWV 2008-0010 (APPROVED SEPTEMBER 17, 2008), BLAD 2007-0059 (APPROVED JANUARY 24, 2008), SPEX 1986-0014 (APPROVED JUNE 9, 1986), SPAM 2000-0019 (APPROVED MAY 1, 2000), AND BLAD 2008-0026 (APPROVED APRIL 29, 2008), CPAP 2011-0015 (APPROVED APRIL 8, 2013), ESMT 2012-0005 (APPROVED MAY 17, 2012), CPAP 2013-0039 (APPROVED MARCH 18, 2014), ESMT 2012-0041 (APPROVED JANUARY 3, 2013), SPAM 2012-0073 (APPROVED OCTOBER 11, 2012), SPAM 2012-0116 (APPROVED JANUARY 7, 2013), CPAP 2012-0046 (APPROVED MONTH XX, 2014) AND DEDI 2012-0012 (APPROVED MONTH XX, 2014).
11. AFTER THE RECORDATION OF THIS DEDICATION PLAT, PIN 191-16-9866 WILL BE A SINGLE, UNDIVIDED PARCEL CONTAINING 650.0703± ACRES. IT MAY BE CONVEYED ONLY AS A SINGLE PARCEL, AND NEITHER OF ITS SEPARATE PORTIONS OR AREAS MAY BE CONVEYED SEPARATELY FROM THE OTHER(S) WITHOUT FIRST OBTAINING SUBDIVISION APPROVAL.
12. PORTIONS OF THE PROPERTY FALL WITHIN THE QUARRY NOTIFICATION OVERLAY DISTRICT. AS SUCH THE PORTION OF THE PROPERTY ENCUMBERED BY THE OVERLAY DISTRICT MAY BE IMPACTED BY QUARRY OPERATIONS AND BLASTING.
13. ALL STORM DRAINAGE EASEMENTS AND APPURTENANT STRUCTURES ASSOCIATED HERewith ARE TO BE CONVEYED TO THE LOUDOUN COUNTY BOARD OF SUPERVISORS.
14. STORM DRAINAGE EASEMENTS SHOWN HEREON ARE FOR THE DRAINAGE OF NATURAL AND STORM WATERS. NO USE, NOR ANY IMPROVEMENTS SHALL BE MADE OR CONSTRUCTED WITHIN THESE EASEMENTS WHICH WOULD IN ANY WAY INTERFERE WITH THE NATURAL DRAINAGE OR THE USE AND MAINTENANCE OF THE STORM DRAIN EASEMENTS.
15. AS OWNER OF THE LAND SHOWN HEREON, "THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA", ITS SUCCESSORS, AND/OR ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE EASEMENTS, AND EASEMENTS AND FACILITIES FOR STORM WATER MANAGEMENT AND FACILITIES. FURTHERMORE, THE COUNTY SHALL MAINTAIN THE PHYSICAL INFRASTRUCTURE OF THE STORM DRAINAGE FACILITIES WITHIN THE EASEMENTS, IN ACCORDANCE WITH THE DEED OF DEDICATION RECORDED CONTEMPORANEOUSLY HERewith.
16. ANY PORTION OF AN EXISTING EASEMENT THAT LIES WITHIN THE LIMITS OF LAND BEING DEDICATED FOR RIGHT OF WAY PURPOSES IS HEREBY VACATED. ONLY THE PORTION OF SAID EXISTING EASEMENTS WITHIN SAID RIGHT OF WAY DEDICATION ARE TO BE VACATED, AND SAID PORTIONS ARE LABELED THUSLY "(HEREBY VACATED)". AS SUCH ANY PORTION OF AN EXISTING EASEMENT THAT LIES OUTSIDE THE LIMITS OF LAND BEING DEDICATED FOR RIGHT OF WAY PURPOSES IS TO REMAIN.

CURVE TABLE

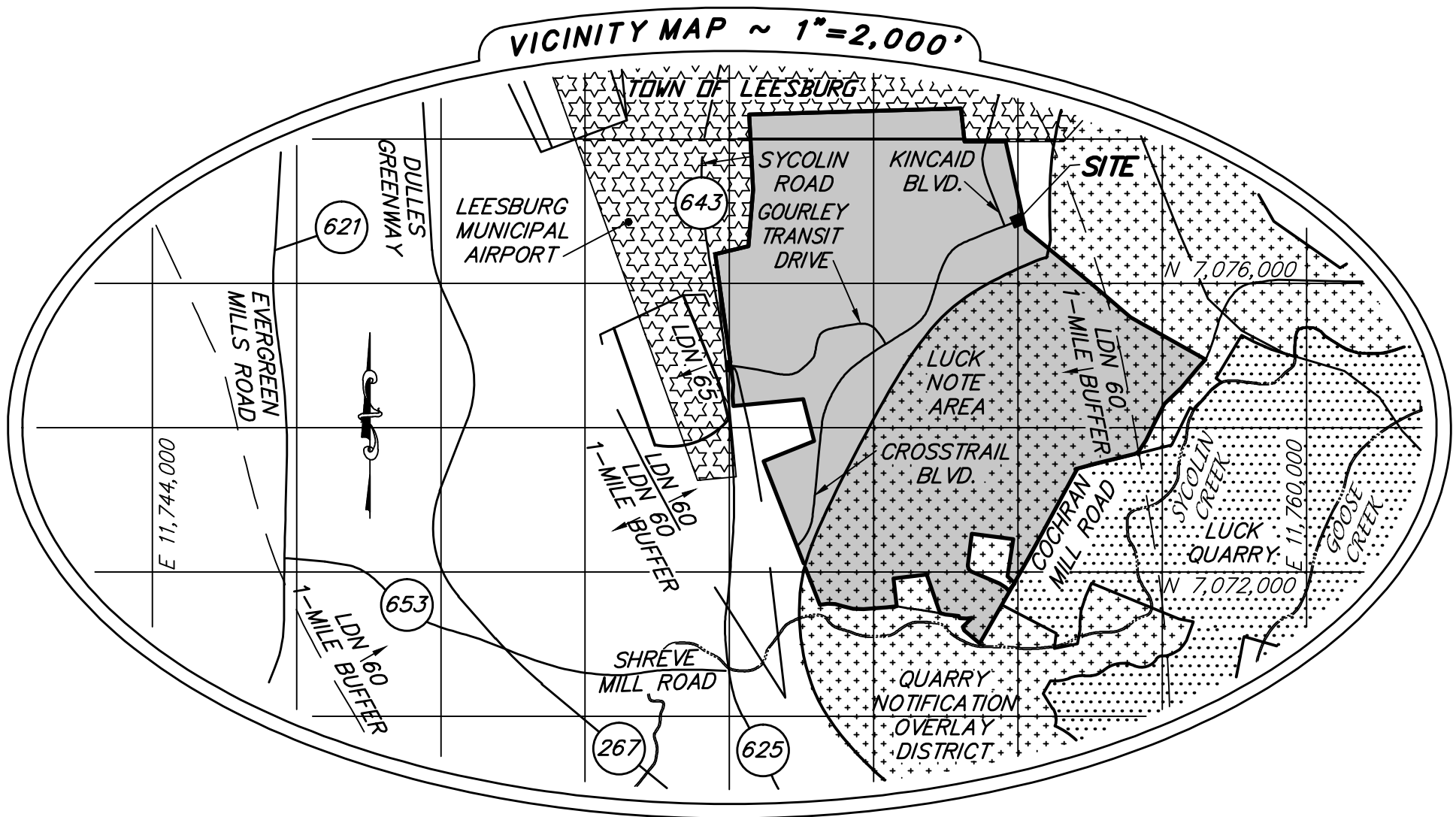
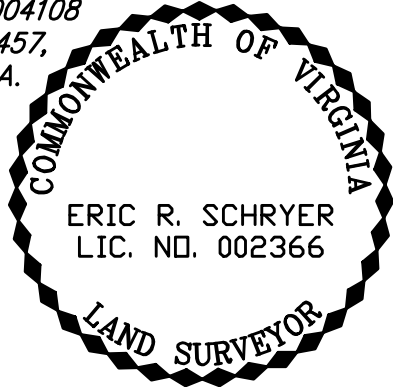
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	25.00'	S 67°17'11" E	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	S 22°42'49" W	35.36'
C3	90°00'00"	25.00'	39.27'	25.00'	N 67°17'11" W	35.36'

SURVEYOR'S CERTIFICATE

I, ERIC R. SCHRYER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE LANDS SHOWN HEREON ARE NOW IN THE NAME OF "COUNTY OF LOUDOUN, VIRGINIA" (AKA "THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA", AND/OR "LOUDOUN COUNTY BOARD OF SUPERVISORS") AND WERE ACQUIRED BY THEM BY DEEDS/PLATS RECORDED IN DB 867 PG 1808, DB 868 PG 809, DB 1795 PG 1692, INSTR. 20071218-0087268. SAID LANDS WERE MODIFIED BY DEED/PLATS RECORDED IN INSTR. 20080125-0004108, INSTR. 20080606-0034512, INSTR. 20080923-0057402, INSTR. 20080708-0041542, INSTR. 20110607-0034457, AND INSTR. 2015????-???????; ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ERIC R. SCHRYER L.S.#002366



ZONING REQUIREMENTS: JLMA-20

MINIMUM LOT SIZE: 20 ACRES

MINIMUM LOT WIDTH: 200' ON PAVED ROADS;  
50' ON UNPAVED ROADS.

MINIMUM YARD:  
NO BUILDING SHALL BE LOCATED WITHIN 25' OF ANY PROPERTY LINE, NOR WITHIN 100' FROM THE RIGHT OF WAY OF ANY ARTERIAL ROAD, 75' FROM THE RIGHT OF WAY OF ANY COLLECTOR ROAD, AND 35' FROM ANY OTHER ROAD RIGHT OF WAY, PRIVATE ACCESS EASEMENT, AND PRESCRIPTIVE EASEMENT.

MINIMUM LOT COVERAGE: 8% MAXIMUM, BASED ON GROSS ACREAGE

MAXIMUM BUILDING HEIGHT: 40'

THE ZONING REQUIREMENTS DESCRIBED, AND SHOWN, HEREON, ARE SUBJECT TO CHANGE. FOR ACTUAL ZONING REQUIREMENTS CONSULT THE CURRENT ZONING ORDINANCE AND/OR ANY APPROVED ZONING APPLICATION AFFECTING THE SUBJECT PROPERTY.

EASEMENT VACATION LEGEND



EX.  
SLOPE ESM'T.  
INSTR. 2015XXXX-XXXXXXX  
(HEREBY VACATED)

OWNER  
COUNTY OF LOUDOUN, VIRGINIA  
1 HARRISON STREET, SE  
5TH FLOOR  
P.O. BOX 7000  
LEESBURG, VIRGINIA 20177

TABLE OF CONTENTS

SHEET 1: COVER SHEET ~ ORIGINAL SIGNATURE  
SHEET 2: PLAT ~ REPRODUCED SIGNATURE

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 67°42'49" E	35.00'	L7	S 67°42'49" W	176.08'	L13	S 67°42'49" W	142.67'
L2	S 22°17'11" E	152.00'	L8	S 74°17'11" E	143.48'	L14	N 63°44'58" E	111.04'
L3	S 67°42'49" W	47.00'	L9	S 63°10'04" W	121.95'	L15	N 22°17'11" W	12.12'
L4	S 22°17'11" E	10.00'	L10	N 67°42'49" E	154.36'	L16	N 59°36'18" E	61.37'
L5	S 67°42'49" W	92.00'	L11	N 67°42'49" E	120.75'	L17	S 67°09'53" W	104.54'
L6	N 22°17'11" W	10.00'	L12	N 71°09'36" E	46.93'	L18	N 03°09'44" E	15.17'

AREA TABULATION

ORIGINAL PIN 191-16-9866  
(INCLUDING ALL AREAS UNDER LEASE, INCLUDING PIN 191-16-1128) 650.6109 ACRES

RIGHT OF WAY DEDICATION HEREBY DEDICATED 0.5406 ACRES

RESIDUE 650.0703 ACRES

REVISION BLOCK

NUMBER	DESCRIPTION	DATE

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION NUMBER DEDI 2015-00XX	DATE
DIRECTOR, DEPARTMENT OF BUILDING AND DEVELOPMENT	

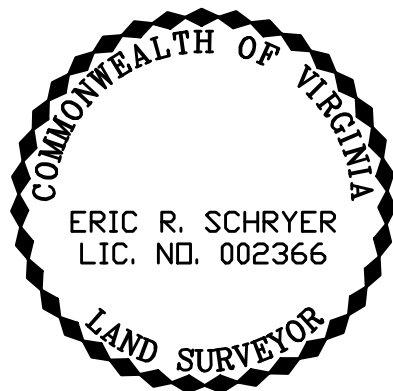
DEDICATION PLAT  
SHOWING

DEDICATION OF RIGHT OF WAY  
AND  
VACATION AND CREATION OF VARIOUS EASEMENTS  
ON THE LANDS OF  
COUNTY OF LOUDOUN, VIRGINIA  
CATOCTIN ELECTION DISTRICT ~ LOUDOUN COUNTY, VIRGINIA  
SCALE: N/A ~ DATE: AUGUST 27, 2014



Dewberry Consultants LLC  
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176  
Phone 703.771.8004 Metro 703.478.1335 Fax 703.771.4091  
www.dewberry.com  
RPA-817-LC

Plotted: Jan 23, 2015 at 8:23am  
Q:\50041107\CAD\Civil\Comp\Crosstrail Blvd\Segment B\Onsite\RPA-817-LC.dwg



**CORNER LEGEND**

- POINT
- POINT TO BE SET

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

EX.  
TOWN OF LEESBURG  
ACCESS ESM'T.  
INSTR. 2015XXXX-XXXXXXX

EX.  
STORM DRAIN ESM'T.  
INSTR. 2015XXXX-XXXXXXX

EX.  
SLOPE ESM'T.  
INSTR. 2015XXXX-XXXXXXX

EX.  
SLOPE ESM'T.  
INSTR. 2015XXXX-XXXXXXX  
(HEREBY VACATED)

COUNTY OF LOUDOUN, VIRGINIA  
DB 867 PG 1808  
DB 868 PG 809  
DB 1795 PG 1692  
INSTR. 20071218-0087268  
INSTR. 20080125-0004108  
INSTR. 20080606-0034512  
INSTR. 20080923-0057402  
INSTR. 2015XXXX-XXXXXXX  
PIN 191-16-9866  
RESIDUE: 650.0703 ACRES

C/L EX. 20'  
STORM DRAIN ESM'T.  
INSTR. 2015XXXX-XXXXXXX  
(HEREBY VACATED)

TEMPORARY  
CONSTRUCTION ESM'T.

23,549 SQ FT ~ 0.5406 ACRES  
HEREBY DEDICATED FOR  
PUBLIC RIGHT OF WAY PURPOSES

SLOPE ESM'T.

STORM DRAIN ESM'T.

EX. KINCAID BOULEVARD  
VARIABLE WIDTH RIGHT OF WAY  
INSTR. 2015XXXX-XXXXXXX

EX. CROSTRAIL BOULEVARD  
VARIABLE WIDTH RIGHT OF WAY  
INSTR. 2015XXXX-XXXXXXX

CROSTRAIL BOULEVARD  
VARIABLE WIDTH RIGHT OF WAY

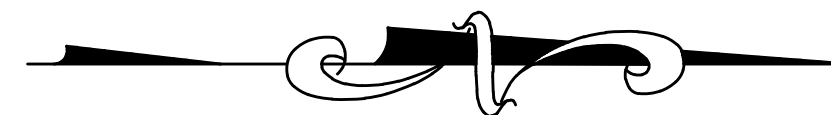
COUNTY OF LOUDOUN, VIRGINIA  
DB 867 PG 1808  
DB 868 PG 809  
DB 1795 PG 1692  
INSTR. 20071218-0087268  
INSTR. 20080125-0004108  
INSTR. 20080606-0034512  
INSTR. 20080923-0057402  
INSTR. 2015XXXX-XXXXXXX  
PIN 191-16-9866  
RESIDUE: 650.0703 ACRES

EX. SLOPE ESM'T.  
INSTR. 2015XXXX-XXXXXXX

EX.  
PRESERVATION AREA  
INSTR. 20101028-0067565

TEMPORARY  
CONSTRUCTION ESM'T.

HUNTER LEE CENTER, LLC  
INSTR. 20111229-0082430  
PIN 191-20-4939  
ZONED: PD-GI



VIRGINIA STATE GRID NORTH ~ NAD 83

DEDICATION PLAT  
SHOWING

**DEDICATION OF RIGHT OF WAY  
AND  
VACATION AND CREATION OF VARIOUS EASEMENTS  
ON THE LANDS OF  
COUNTY OF LOUDOUN, VIRGINIA**  
CATOCTIN ELECTION DISTRICT ~ LOUDOUN COUNTY, VIRGINIA  
SCALE: 1"=30' ~ DATE: AUGUST 27, 2014

**Dewberry®**

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SHEET 2 OF 2